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10 *Attorneys for Cross-Defendants Mortgage Electronic Registration Systems, Inc., Ocwen Loan*
11 *Servicing, LLC and GMAC Mortgage, LLC*

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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

CHAMPERY RENTAL REO, LLC,

Plaintiff,
vs.

UNKNOWN HEIRS OF RAE NOLA
EDWARDS; FEDERAL NATIONAL
MORTGAGE ASSOCIATION; QUALITY
LOAN SERVICE CORPORATION; KERN &
ASSOCIATES, LTD.; SPRINGLAND
VILLAGE HOMEOWNERS ASSOCIATION;
All other persons unknown claiming any right,
title, estate, lien or interest in the real property
described in the Complaint adverse to Plaintiff's
ownership, or any cloud upon Plaintiff's title
thereto; DOES I through V; and ROE
Corporations I through V,

Defendants.

FEDERAL NATIONAL MORTGAGE
ASSOCIATION;

Counterclaimant,
vs.

CHAMPERY RENTAL REO, LLC;

Counter-Defendant.

SPRINGLAND VILLAGE HOMEOWNERS

Case No.: 3:17-cv-00162-MMD-WGC

STIPULATION AND ORDER FOR
(1) DISCLAIMER OF INTEREST
AND
(2) DISMISSAL OF CROSS-CLAIM
AGAINST MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC., OCWEN LOAN
SERVICING, LLC AND GMAC
MORTGAGE, LLC

ASSOCIATION;

Counterclaimant,

vs.

CHAMPERY RENTAL REO, LLC;

Counter-Defendant.

SPRINGLAND VILLAGE HOMEOWNERS
ASSOCIATION;

Cross-claimant,

vs.

UNKNOWN HEIRS OF RAE NOLA
EDWARDS; FEDERAL NATIONAL
MORTGAGE ASSOCIATION; QUALITY
LOAN SERVICE CORPORATION; ALL
OTHER PERSONS UNKNOWN CLAIMING
ANY RIGHT, TITLE, ESTATE, LIEN OR
INTEREST IN THE REAL PROPERTY
DESCRIBED IN THE COMPLAINT
ADVERSE TO PLAINTIFF'S OWNERSHIP,
OR ANY CLOUD UPON PLAINTIFF'S
TITLE THERETO; GMAC MORTGAGE,
LLC; MORTGAGE ELECTRONIC
SYSTEMS, INC.; OCWEN LOAN
SERVICING, LLC; HOLLYVALE RENTAL
HOLDINGS, LLC; CHAMPERY REAL
ESTATE 2015, LLC; HOLLYVALE RENTAL
HOLDINGS 2015, LLC; HOLLYVALE
RENTAL HOLDINGS, LLC; ALL THOSE
CLAIMING AN INTEREST IN 2614 SUMMY
SLOPE DIRVE #3, SPARKS, NV 89434;
DOES I through V; and ROE Corporations I
through V;

Cross-Defendants.

Cross-claimant, Springland Village Homeowners Association (hereinafter the "HOA"),
by and through its counsel of record, Gayle A. Kern, Esq. and Karen M. Ayarbe, Esq., of the law
firm Kern & Associates, Ltd.; and Cross-Defendants Mortgage Electronic Registration Systems,
Inc. ("MERS"), Ocwen Loan Servicing, LLC ("Ocwen") and GMAC Mortgage, LLC

1 (“GMAC”) by and through their counsel of record, Dana J. Nitz, Esq. and Christina V. Miller,
2 Esq. of the law firm of Wright, Finlay & Zak, LLP; hereby stipulate and agree as follows:

3 WHEREAS the above-captioned action concerns the real property located at 2614 Sunny
4 Slope Drive, #3, Sparks, Nevada 89434 and described in the HOA’s Counterclaim and Cross-
5 Claim in Interpleader [ECF No. 82] at ¶2 (the “Property”);

6 WHEREAS the HOA filed its Counterclaim and Cross-Claim in Interpleader on March 9,
7 2018 [ECF No. 82], concerning excess proceeds resulting from the HOA’s non-judicial
8 foreclosure of its lien for unpaid assessments against the Property (“Excess Proceeds”);

9 IT IS HEREBY STIPULATED AND AGREED that, pursuant to NRS 120.230, MERS,
10 Ocwen and GMAC hereby disclaim any and all right, title, or interest in or to any or all of the
11 Excess Proceeds and Property, or in any award from the Excess Proceeds to MERS, Ocwen or
12 GMAC which may be ordered by the Court.

13 IT IS FURTHER STIPULATED AND ADGREED that MERS, Ocwen and GMAC are
14 hereby dismissed with prejudice, with each party to bear its own fees and costs.

15 IT IS SO STIPULATED AND AGREED.

16 DATED this 22nd day of May, 2018.
17 WRIGHT, FINLAY & ZAK, LLP

DATED this 22nd day of May, 2018.
KERN & ASSOCIATES, LTD.

18 /s/ Christina V. Miller
19 Dana Jonathon Nitz, Esq.
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26 *Electronic Registration Systems, Inc. , Ocwen*
27 *Loan Servicing, LLC and GMAC Mortgage, LLC*

/s/ Karen M. Ayarbe
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Village Homeowners Association

28 **IT IS SO ORDERED.**

DATED this 22nd day of ____ May ____, 2018.



DISTRICT COURT JUDGE